

Kanab City Planning and Zoning Commission Meeting
Aug 21, 2018
Kanab City Council Chambers
26 North 100 East
6:30 PM

Present: Temporary Chair Chris Heaton, Temporary Chair Pro Tem Arlon Chamberlain, Commission Members Breck Judd, Marty Ott, Joan Thacher, Scott Colson, and Donna Huntsman; Land Use Coordinator Mike Reynolds; Attorney Jeff Stott; City Planner Bob Nicholson; and Administrative Assistant Janae Chatterley.

Not in Attendance: City Council Liaison Brent Chamberlain

Chris Heaton started the meeting by introducing the two new Commission Members, Donna Huntsman and Scott Colson.

Approval of Minutes: Correction needed on Page 1, line 44 (spelling error). A motion was made by Arlon Chamberlain and 2nd by Breck Judd to approve the minutes from Aug 7, 2018 with the amendments. Motion passed.

Public Comment: Amy Sorensen commented on the agenda item regarding the discussion for the Kanab City General Plan. Amy would like to see the future plans for housing kept at the top of the discussion.

Matt Brown commented about the last Public Hearing regarding the zone change, he was disappointed that a different direction was being considered since a considerable amount of time was put in deciding what should be where as far as allocating the property. He was troubled that many of the residents were opposed to the change and didn't understand the point of the Public Meeting if the public comments weren't being taken into consideration. In regards to the General Plan he would like this commission to consider the time that the previous commission put into the General Plan.

Gordon Huntsman felt that Amy and Matt are saying the same thing, we had city plans done in the past in particular to the neighborhood and there were problems but it turned out well.

Amy Sorensen agrees with Matt that things are set and there are changing needs that need to be looked at and see how to address those needs. She understands that the residence made a substantial investment with the property and that the property in discussion is designated as a R1-8 and with the ordinance the property owner could subdivided into 8,000 square foot lots and a two-story home could be built with an accessory building. With the current ordinance a garage can be built within two feet of the property line. With the current ordinance there are already some disadvantages and pluses and minuses to the current zoning or what was being asked for the zoning change. Planning and Zoning Committee need to look at the people effected but also need to look seriously at the ordinances and apply the rules to that request.

Lance Jackson resident of the golf course (area that is being discussed) commented about how the development is not like any other area in the community in the city. The development was a joint venture and that the residents of the planned development paid more for their lots due to the joint venture and the value that was created. The residents bought and paid for the golf course and a previous administration chose not to hold up their end of the agreement, because of this, there needs to be some sensitivity and consideration to the owners.

Discuss and review the Kanab City General Plan [Staff; Bob Nicholson]

Bob Nicholson discussed the review process and overview for the Kanab City General Plan and how the policies requires a review and update every five years. The General Plan is a guide that should be consulted when making re-zoning decisions in the Planning and Zoning Meetings. Another area to update in the General Plan is the transportation plan, storm water plan and the Parks and Recreation plan, that were recently approved and adopted by the City Council. Bob's recommends devoting an

hour during one meeting a month to review and update the General Plan. He suggests an approach of splitting the city into four quadrants. Each quadrant should be reviewed to determine if the current zoning still meets the needs of Kanab City. Concurrently the text will need to be reviewed, recommendation is to review two to three chapters a month. After review has been completed, updates and thoughts compiled, a public meeting or open house to gather public comments/feedback. Donna Huntsman asked about statistics and demographic information, also requesting a larger map that can be used individually.

Chris Heaton suggested starting in the North East quadrant.

Bob Nicholson also suggests to read the first two chapters.

Donna Huntsman would first like to have a foundation before making decision. She would like the demographics as the foundation before beginning review of the plan.

Scott Colson agrees with Donna and having a foundation provided with the demographic and statistics. He also would like some of the discrepancies cleared up prior to reviewing quadrants and text.

Arlon Chamberlain mentioned that the recent study done by Civil Science may be helpful with the projections and demographics.

Chris Heaton asked for clarification on the process and that the review of the current document and quadrants prior to gathering public comment.

Bob Nicholson confirmed that public comment should happen after review and that first everyone needs to be familiar with the current General Plan. Once we are familiar we can review any changes or additions that may be needed.

Marty Ott agrees and recommends that everyone becomes familiar with the plan first.

Commission decided that they will review and become familiar with the current plan and then start the review of the quadrant and text.

Staff Report: Mike Reynolds reported that it has been a busy two weeks receiving and approving building permits before the Impact fees are in effect. He also reported that he has been receiving calls from developers regarding apartments, townhomes and condos. Jeff Stott discussed the current ordinances in regards to selling individual townhomes, condos and duplexes. With the current ordinances you can not sell units individually in a RM zone. A change in the ordinance would need to be done if the commission would like to support selling individual units on one parcel. Amy Sorensen asked how this was done previously as there are duplexes in the community that have been sold individually that are not on 10 acres. If it is kept at 10 acres for a development, where in the Kanab City limits can this be done with the other requirements of having sewer. Jeff is not sure how that was done but at this time selling individual lots can only be done on a PD with more than 10 acres. Donna Huntsman asked if any of the developers are considering HUD housing. Mike stated that one developer is seeking approval for HUD housing they are trying to find property to build on.

Commission Member Report: None

Council Member Liaison Report: City Council Liaison, Brent Chamberlain was not in attendance. City Councilmen, Celeste Meyers was in attendance and provided an update on the last City Council meeting regarding storm water control measures. The engineers have identified that six million dollars is needed in pressing flood control measures, which would be taken out through a loan and repaid with the impact fees and the increased utility fees (storm water fee) that were just implemented. The engineers have also identified ten million dollars in flood control measures that would be needed in the next 20 years that are less of a priority.

Marty Ott motions to adjourn the meeting.

Chairperson

Date